

2.0 Executive Summary

The Project

The Project is the adoption and implementation of the following programmatic documents. Each is discussed below in greater detail within **Section 3.0, Project Description**.

1. Comprehensive update of the City of Riverside General Plan
2. Comprehensive update of the City of Riverside Zoning Code (Title 19 of the Municipal Code of the City of Riverside) and the rezoning of properties to reflect new zone names
3. Comprehensive update of the City of Riverside Subdivision Ordinance
4. Adoption of Citywide Design Guidelines
5. The Magnolia Avenue Specific Plan

Project Location

The City of Riverside is located in western Riverside County and is bounded on the north by the unincorporated Riverside County communities of Rubidoux and Jurupa and the City of Colton (San Bernardino County), on the east by the Riverside County City of Moreno Valley, to the south by unincorporated communities of Riverside County and to the west by the Riverside County cities of Norco and Corona.

The Project Planning Area consists of the corporate boundaries of the City of Riverside, the City's Northern Sphere of Influence and the near Southern (or proximate) Sphere of Influence. The "near Southern Sphere of Influence" encompasses lands from the City's southern border to the crest of the Cajalco Ridge, just south of Cajalco Road. The Planning Area does not include the "far Southern Sphere," which runs south from the crest of the Cajalco Ridge south to the Sphere boundary. The City of Riverside adopted a General Plan for the far Southern Sphere in 1998; the Project proposes no changes to that plan.

The Planning Area is depicted in **Figure 3-2** in Section 3.0, Project Description.

Project Background

The City of Riverside is the largest City within Southern California's Inland Empire. Over the next 20 years, both the City and the Inland Empire as a whole are anticipating substantial population growth. The Southern California Association of Governments projects that the population of western Riverside County (stretching from Corona to Banning and including unincorporated areas) will increase from just over 1.4 million in 2005 to 2.2 million in 2025.¹ During the same period, SCAG projects that the City of Riverside's population will increase from about 280,000 to about 353,397.

¹ Southern California Association of Governments, 2004 Projections.

Faced with these significant growth projections, the City of Riverside began in 2001 a series of activities to shape a new community vision, in part intended to ensure that future growth could be achieved while maintaining and enhancing the community's major assets and distinctive qualities.

Numerous public outreach efforts led to the adoption of a report in 2002 called *Visioning Riverside* which set forth a vision of Riverside to be developed over the next two decades. To implement the many facets of this vision, the City of Riverside initiated a major update to its General Plan. As described above, this program includes comprehensive updates to the General Plan, comprehensive revisions of the Zoning and Subdivision Codes, preparation of a Specific Plan for the Magnolia Avenue Corridor, and preparation of new Citywide Design Guidelines.

A General Plan is a community's planning "constitution" and is the single most important policy document in guiding land use and development decisions within the City. California law requires every general plan to cover, at minimum, seven major land use and development issues typical to most California cities and counties. These seven issues – land use, circulation, housing, conservation, open space, noise and public safety – are addressed in different chapters of the General Plan commonly known as "elements."

Riverside's General Plan distills the City's vision into specific objectives, policies, and implementation actions that will guide the physical development of the Planning Area through the year 2025.

Project Objectives

General Plan Update

- Encourage the revitalization of underutilized commercial properties through redesignation of lands for mixed use development.
- Enact "smart growth principles" to improve quality of life for City residents and reduce urban sprawl.
- Allow for higher density residential uses at underutilized in-town locations where residents will have access to transit and supportive commercial services.
- Establish neighborhoods as the fundamental planning units of the City.
- Preserve and enhance the City's natural and cultural assets.
- Provide circulation facilities adequate to serve proposed land uses and meet community needs.
- Minimize the negative impacts of regional traffic upon the City's local roadways.

- Establish policies to facilitate partnerships among Riverside's cultural and educational institutions to achieve community goals.
- Establish policies and programs to enhance the City's standing as the arts and culture center of the Inland Empire.
- Establish policies and programs that will contribute to the improvement of local and regional air quality.
- Establish policies to ensure that people are protected from health and safety hazards and unwanted noise intrusion.
- Ensure the provision of adequate public facilities and public services to existing and to-be-developed portions of the Planning Area.

Zoning Code Update

- Update Zoning Code text and map to reflect new land use policies contained in the updated General Plan.
- Reorganize to create a logical and intuitive format to facilitate use by citizens, interested parties and City staff responsible for zoning administration.
- Make consistent with the most recent changes in State and federal laws and regulations.
- Reduce and reorganize residential, commercial and industrial zoning districts to simplify the land use classification system.
- Simplify and streamline administrative procedures and processes.

Subdivision Code Revision

- Reorganize to create a logical and intuitive format to facilitate use by citizens, land developers and City staff responsible for subdivision administration.
- Make consistent with the most recent changes in state and federal laws and regulations.
- Update to reflect new land use and circulation policies contained in the updated General Plan.
- Simplify and streamline administrative procedures and processes.

Citywide Design Guidelines

- Provide visual examples of desirable and allowable design features applicable to all new future development.

- Reduce uncertainty in the discretionary review of new developments.
- Provide for quality building design.
- Provide for signage that complements developments and achieves the City's overall design objectives.
- Improve the visual character of the City's built environment.

Magnolia Avenue Specific Plan

- Provide a detailed framework of growth and change for the City's transportation backbone consistent with land use, urban design and circulation objectives and policies within the General Plan update.
- Develop an improvement plan for the "flytrap" intersection of Magnolia/Brockton Central that improves traffic flow and increases driver and pedestrian safety.
- Enhance the public streetscape of Magnolia Avenue.
- Facilitate transit usage along Riverside's principal arterial roadway.
- Encourage quality design that enhances the overall appearance of Magnolia Avenue.

Environmental Impacts

The City of Riverside determined that a Program EIR is required pursuant to the State CEQA Guidelines. A summary of the environmental impacts and mitigation measures is provided in **Table 2-1**. This Program EIR examines several policy documents that call for a series of coordinated actions over a long term in order to achieve the above objectives. The Project is intended to guide all growth and development in the City through the year 2025. Growth and development will likely lead to population and workforce increases, which will result in increased demand for public facilities and infrastructure. This EIR evaluates impacts at a programmatic level. CEQA Guidelines Section 15152 allows the Program EIR to serve as a first-tier environmental document; the analysis of the environmental impact of activities associated with the Project may be properly deferred under this Section.

The analysis contained in this Program EIR uses the phrases "significant" and "less than significant" in the discussion of potential environmental impacts. These words specifically define the degree of impact and coincide with language used in the CEQA Guidelines. As required by CEQA, mitigation measures have been included in this EIR to avoid or substantially reduce the potentially significant impacts. When these potential impacts, even with the inclusion of mitigation measures, cannot be reduced to a less than significant level, they are identified as "unavoidable potentially significant impacts."

Unavoidable Potentially Significant Impacts

Based on the data and conclusions of this Program EIR, the City of Riverside finds that the project will result in the following potentially significant impacts that cannot be fully mitigated:

Air Quality: Levels of PM₁₀ have exceeded State standards regularly in the past and are expected to continue exceeding these standards in the future. Therefore, long-term PM₁₀ air quality impacts resulting from implementation of the Project will be significant and mitigation is required. Although individual projects will be reviewed pursuant to CEQA, because Riverside is located within a non-attainment air basin, the potential impact will remain significant and unavoidable at both the project- and cumulative-levels.

Noise: The Project could facilitate development along regional freeways and major arterials where regionally generated traffic is a substantial source of future noise.

Traffic/Transportation: Development consistent with Project implementation will facilitate new growth in the Planning Area that will generate additional roadway traffic within the Planning Area and the region. Analysis has shown that several roadway and freeway linkages as well as one intersection within the Planning Area will operate at an unacceptable LOS with Project implementation.

Public Services – Libraries: In order for the City to achieve library service that is deemed “acceptable” by the City’s own measurement standards, the City will need to plan for additional library facilities above those already planned and ensure that facilities have sufficient volumes, hours of operation, staff and other features to ensure compliance with the City’s standards. The City may in the future adopt a development impact fee to provide a funding source for library service needs triggered by new development, but no such fee is part of the Project nor is under consideration. Until such time that such a fee is set forth, impacts to library facilities will remain significant and unavoidable.

If the City chooses to approve the project, it must adopt a “Statement of Overriding Considerations” pursuant to Sections 15093 and 15126 (b) of the CEQA Guidelines.

Potentially Significant Impacts that Can Be Mitigated

This EIR identifies the following potentially significant impacts that can be mitigated to a less than significant level:

- **Geology/Soils:** Implementation of the Project will result in additional structures and people within the Planning Area that will be potentially exposed to geologic and/or soils/erosion hazards. During the construction phase of subsequent development projects, grading could temporarily expose soil surfaces to erosion through storm water runoff and wind. Long-term soil loss could also occur from the increased peak flows and additional runoff produced by paved or landscaped surfaces in the Planning Area. Uncontrolled flows could result in scouring or downcutting of stream channels where runoff velocities and volumes are high.

- **Hydrology/Water Quality:** The City will require that each individual development project complies with existing State Water Quality Control Board and City stormwater regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation and transport of urban pollutants.
- **Land Use and Planning – Conflicts with Redevelopment Plans:** The General Plan Land Use and Urban Design Element describes and maps the City’s redevelopment project areas. Existing redevelopment project plans may not be consistent with these proposed land uses. In certain areas, redevelopment plans may need to be amended to reflect new General Plan land use designations and new zoning designations. This is a potentially significant impact.
- **Public Services – Police Services:** Due to the total projected population of 376,254 people at buildout of the Project, the Riverside Police Department (RPD) will need additional officers to serve the community. With the increase in population and new development, additional police services, and new or expanded facilities will be required to provide acceptable service levels. As portions of Riverside’s sphere of influence are annexed to the City, demands upon the RPD will increase. Impacts in this regard are thus potentially significant.
- **Public Services – Fire/Emergency Services:** Due to the total projected population of 376,254 people at buildout of the Project, the Riverside Fire Department (RFD) will need additional facilities and personnel in order to adequately serve the community. With the increase in population and new development, additional fire/emergency services, and new or expanded facilities will be required to provide acceptable service levels. As portions of Riverside’s sphere of influence are annexed to the City, demands upon the RFD will increase. Impacts in this regard are thus potentially significant.

Potential Impacts Identified in this EIR as Less than Significant

The analysis documented in this EIR concludes that the following issue areas will have less than significant impacts because: 1) mitigation is incorporated into the Project; 2) existing standards/regulations that apply to project development will mitigate the potential impact; and/or 3) the potential impact will not exceed the identified thresholds of significance.

- Aesthetics
- Agricultural Resources
- Biological Resources
- Cultural and Paleontological Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Land Use and Planning
- Mineral Resources
- Noise – Airport/Land Use Compatibility
- Population and Housing
- Recreation

Table 2-1
Summary of Environmental Impacts and Mitigation Measures

Potential Environmental Impact	Mitigation Measures	Level of Impact after Mitigation
Unavoidable Significant Environmental Impacts Lead Agency must issue "Statement of Overriding Considerations" under Section 15093 and 15126(b) of the State CEQA Guidelines if the agency determines these effects are significant and approves the project.		
Air Quality - PM₁₀ This development pursuant to Project policies and regulatory standards will generate additional emissions over time from both stationary sources and vehicular trips. For all pollutant categories except PM ₁₀ , long-term pollutant emissions 2025 are projected to decrease relative to existing year 2004 conditions. A possible explanation for PM ₁₀ increasing through 2025 is a lack of specific legal control measures for this pollutant. PM ₁₀ will continue to be emitted from diesel exhaust and tire wear, which are difficult to regulate. Levels of PM ₁₀ have exceeded State standards regularly in the past and are expected to continue exceeding these standards in the future. Therefore, long-term PM ₁₀ air quality impacts resulting from implementation of the Project will be significant and mitigation is required. Although individual projects will be reviewed pursuant to CEQA, because Riverside is located within a non-attainment air basin, the potential impact will remain significant and unavoidable at both the project- and cumulative-levels.	Mitigation is required to reduce PM ₁₀ emissions. Policies within the General Plan Air Quality Element will facilitate continued City cooperation with SCAQMD and SCAG to achieve regional air quality improvement goals, encourage alternative transportation modes and implement transportation demand management strategies. In addition to these policies, the following mitigation measures will further reduce PM ₁₀ air quality impacts: AQ-1 In accordance with AQMD Rule 403, the City will require the following measures to be taken during the construction of all projects to reduce the amount of dust and other sources of PM ₁₀ : <ul style="list-style-type: none"> ▪ Dust suppression at construction site using surfactants and other chemical stabilizers ▪ Wheel washers for construction equipment ▪ The watering down of all construction areas AQ-2 The City will continue to implement effective citywide street sweeping. AQ-3 The City will use Best Available Control Technology in the City's practices, including but not limited to advanced diesel particulate traps on all City vehicles and purchase and use of aqueous diesel fuel vehicles. AQ-4 The City will adopt and implement a dust control ordinance for the purpose of establishing minimum requirements for construction and demolition activities and other specified	Significant and unavoidable. With implementation of the identified objectives and policies in the General Plan Air Quality Element and mitigation measures, short-term and long-term air quality impacts will be substantially lessened. However, the degree to which these measures will reduce PM ₁₀ emissions cannot be quantified at this time. Air pollutants levels of PM ₁₀ are expected to continue to exceed the SCAQMD threshold criteria for significance. Impact associated with PM ₁₀ emissions and cumulative construction activity is significant and unavoidable.

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Potential Environmental Impact	Mitigation Measures	Level of Impact after Mitigation
	<p>sources in order to reduce man-made fugitive dust and the corresponding PM₁₀ emissions.</p> <p>AQ-5 The City will work to divert commercial truck traffic to off-peak periods to alleviate non-recurrent congestion as a means to improve roadway efficiency and reduce diesel emissions.</p> <p>AQ-6 The City will adopt incentives, regulations and/or procedures to manage paved and unpaved roads and parking lots so they produce the minimum practicable level of particulates.</p> <p>AQ-7 The City will collaborate with the EPA, SCAQMD and/or warehouse owners and operators to create regulations and programs to reduce the amount of diesel fumes released due to warehousing operation</p>	
<p>Air Quality – Cumulative Impacts</p> <p>The Planning Area is located within the South Coast Air Basin, where pollutant levels regularly exceed state and federal air quality standards. The basin is identified as a nonattainment area with regard to meeting federal standards for ozone (O₃) and respirable particulate (PM₁₀). Future development in the Planning Area will continue to add pollutants to the atmosphere from both transportation and stationary sources. Potential cumulative air quality impacts will be partially reduced through implementation of the South Coast Air Quality Management District (SCAQMD) <i>Air Quality Management Plan</i> and policies and programs contained in local General Plans, including the Air Quality Element of the Riverside General Plan. In particular, land use and transportation policies that encourage more compact development near transit centers will reduce mobile source emissions relative to conditions absent such policies. However, since the combined emissions from development in the Planning Area will continue to exceed state and federal standards.</p> <p>The Project's contribution to cumulative air quality impacts will be significant and remains unavoidable.</p>	<p>No feasible mitigation is available. The significance of impacts to air quality resulting from specific future development projects will be determined on a project-by-project basis. If project-level impacts are identified, specific mitigation will be required per CEQA.</p>	<p>Significant and unavoidable.</p> <p>Because the Planning Area lies within a non-attainment air basin for criteria pollutants, potential air quality impacts related to emission of criteria pollutants will also remain significant and unavoidable.</p>

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<p>Noise – Cumulative Impacts</p> <p>Development pursuant to land use policies will contribute to an increase in traffic noise along freeways, major arterials and railways. The analysis in the EIR accounts for ambient regional traffic growth as well. Noise associated with planned operations for Riverside Municipal Airport, Flabob Airport and March Air Reserve Base/March Inland Cargo Port are also projected to increase. Cumulative noise levels along these transportation methods will result in the continued exposure of some residential areas to noise levels inconsistent with the City's noise/land use compatibility criteria. Interior noise levels of future residential development projects in these areas will be required to be reduced to at least 45 d(B)A, consistent with State Title 24 requirements. However, exterior sound levels cannot be mitigated.</p> <p>The Project could facilitate development along regional freeways and major arterials where regionally generated traffic is a substantial source of future noise.</p>	<p>The EIR has determined that land use compatibility impacts associated with these increased noise levels cannot be mitigated. The Project would be contributing to this significant and unmitigable cumulative noise impact.</p>	<p>Significant and unavoidable.</p>
<p>Public Services – Libraries</p> <p>In order for the City to achieve library service that is deemed "acceptable" by the City's own measurement standards, the City will need to plan for additional library facilities above those already planned and ensure that facilities have sufficient volumes, hours of operation, staff and other features to ensure compliance with the City's standards. Such plans are beyond the scope of the project; mitigation is thus not feasible. Impacts to library facilities will remain significant and unavoidable.</p>	<p>No feasible mitigation is available.</p>	<p>Significant and unavoidable.</p> <p>While continued collection of the Measure C library parcel tax will assist in providing a funding source for library expansion and maintenance, there is no certainty that these funds are sufficient to ensure that library service standards can be achieved in the future. Therefore, project impacts to library service are significant and unavoidable.</p>

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Transportation/Traffic – Cumulative Impacts Development consistent with Project implementation will facilitate new growth in the Planning Area that will generate additional roadway traffic within the Planning Area and the region. Analysis has shown that several roadway segments and intersections within the Planning Area will operate at an unacceptable LOS with Project implementation. In addition, Project implementation will contribute to additional traffic on the regional freeways that traverse the Planning Area. Adherence to and implementation of Ppoliobject objectives and policies will help ameliorate potential traffic impacts Citywide at a programmatic level.	T-1 The City will monitor traffic levels along roadway linkages projected to operate at unacceptable levels at Project buildout. As level of service measurements appear poised to be worse than LOS “D”, the City will identify any potential additional intersection and roadway improvements that would improve localized LOS, implementing all such improvement deemed feasible. Despite the Mitigation Measure and other Project features designed to reduce traffic impacts, the Project’s contribution to cumulative traffic impacts will remain significant and unavoidable.	Significant and unavoidable.
Potentially Significant Impacts that Can Be Avoided or Mitigated Section 15126.6(c) of the State CEQA Guidelines		
Aesthetics Development consistent with Project implementation will facilitate new development in the Planning Area that could potentially have adverse impacts to the City’s visual character and scenic resources. Project implementation will include requirements that new development minimize adverse visual impacts. Future individual development projects will be assessed as per CEQA requirements to determine the presence of any significant impacts to the City’s visual character and scenic resources. This will reduce visual character/scenic resource impacts to less than significant at the programmatic level.	No mitigation is required at the programmatic level.	Less than significant.
Aesthetics – Light and Glare Riverside is largely urbanized with substantial existing sources of light and glare; however, development within the Planning Area has the potential to create new sources of light associated with the introduction of headlights from additional traffic and new nighttime lighting. In addition, new structures allowed under the proposed General Plan could be a significant source of new glare if they incorporate reflective building materials. Depending upon the location and scope of individual development projects, the impact to surrounding uses could be significant.	No mitigation is required at the programmatic level. Existing City standards and practices regarding minimization of light and glare impacts will continue to be applied generally or to individual development proposals as appropriate. These practices are independent of Project adoption.	Less than significant.

Table 2-1
Summary of Environmental Impacts and Mitigation Measures

Potential Environmental Impact	Mitigation Measures	Level of Impact after Mitigation
	With adherence to and implementation of the Project objectives and policies and continuation of noted City standards and practices, program-level impact related to light and glare will be less than significant.	
Geology/Soils Implementation of the Project will result in additional structures and people within the Planning Area that will be potentially exposed to geologic and/or soils/erosion hazards. During the construction phase of subsequent development projects, grading could temporarily expose soil surfaces to erosion through storm water runoff and wind. Long-term soil loss could also occur from the increased peak flows and additional runoff produced by paved or landscaped surfaces in the Planning Area. Uncontrolled flows could result in scouring or downcutting of stream channels where runoff velocities and volumes are high. This is considered a potentially significant impact.	<p>The following mitigation measures are needed to reduce the significance of potential geologic impacts.</p> <p>GS-1 Geologic and/or geotechnical studies shall be required for proposed new development projects located in areas identified as susceptible to erosion; binding mitigation strategies must be adopted. These areas are generally identified on Figures 5-7 and 5-9 and include areas with high soil limitations as indicated in Table 5.6-1. In addition, the City may require individual development applicants to incorporate measures to stabilize and maintain slopes on a site-by-site basis.</p> <p>GS-2 Continually update development standards and adopt the latest building construction codes to guide future development in areas with known geologic and seismic-related hazards.</p>	<p>Less than significant.</p> <p>With adherence to and implementation of the above General Plan policies and mitigation measures, the Project's potential geologic impacts will be reduced below a level of significance at the programmatic level.</p>
Hydrology/Water Quality The City will require that each individual development project complies with existing State Water Quality Control Board and City stormwater regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation and transport of urban pollutants.	<p>HW-1 Prior to making land use decisions, the City will required project applicants to utilize available methods to estimate increases in pollutant loads and flows resulting from future development subject to NPDES regulations. In addition, project applicants shall demonstrate accomplishment of the following NPDES objectives:</p> <ul style="list-style-type: none"> ▪ Use of structural and non-structural Best Management Practices (BMPs) to mitigate projected increases in pollutant loads and flows ▪ Minimized pollutant loading flow velocity during and 	<p>Less than significant.</p> <p>With adherence to and implementation of the above listed General Plan policies and mitigation measures, as well as standard federal, state and city regulations, the impact to surface hydrology will be less than significant at the</p>

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Summary of Environmental Impacts and Mitigation Measures

Potential Environmental Impact	Mitigation Measures	Level of Impact after Mitigation
	<p>after construction</p> <ul style="list-style-type: none"> Minimized amounts of impervious surfaces and directly connected impervious surfaces Maximized on-site infiltration and runoff and temporary on-site retention areas Limited disturbance of natural water bodies and natural drainage systems Pollution prevention methods, source controls and treatment using small collection strategies located at or as close as possible to the source 	programmatic level.
<p>Land Use and Planning – Conflicts with Redevelopment Plans</p> <p>The General Plan Land Use and Urban Design Element describes and maps the City's redevelopment project areas. Authority conferred upon the City's redevelopment agency by state redevelopment law will be an important tool in achieving many of the General Plan's objectives.</p> <p>However, the Project proposes land use changes within redevelopment areas. Within the Arlington Project Area, the General Plan proposes the new Mixed-Use – Village land use designation. The Downtown Specific Plan and the Mixed-Use – Neighborhood, Mixed-Use – Village and General Commercial land use designations are proposed within the Magnolia Center Project Area. A small portion of the High Grove Project Area is designated for Industrial land use. Finally, Mixed-Use – Urban and Mixed-Use –Village land use designations are proposed within the University Corridor Project Area. Existing redevelopment project plans may not be consistent with these proposed land uses. This is a potentially significant impact.</p>	<p>To reduce potentially significant conflicts with existing redevelopment project plans, the following mitigation measure is proposed:</p> <p>LU-1 The City will review redevelopment plans and amend the plans as necessary to ensure consistency with General Plan policies and land use designations.</p>	<p>Less than significant.</p> <p>With implementation of mitigation measure LU-1, impacts related to project consistency with redevelopment plans will be eliminated. No further mitigation is required.</p>
<p>Public Services – Fire/Emergency Services</p> <p>Due to the total projected population of 376,254 people at buildout of the Project, the Riverside Fire Department (RFD) will need additional facilities and personnel in order to adequately serve the community. With the increase in population and new development, additional fire/emergency services, and new or expanded facilities will be required to provide acceptable service levels. As portions of Riverside's sphere of influence are annexed to the City, demands upon the RFD will increase. Impacts in this regard are thus potentially significant.</p>	<p>The following mitigation measure is required to mitigate any impacts associated with the construction of new fire protection facilities needed to provide adequate fire protection and emergency services in the future:</p> <p>PS-3 As part of the annual budgeting process, the City will assess the need for additional fire service and emergency personnel to provide protection services consistent with established City</p>	<p>Less than significant.</p> <p>With adherence to and implementation of the above General Plan policies, City practices, and the mitigation measure, the</p>

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Potential Environmental Impact	Mitigation Measures	Level of Impact after Mitigation
	service levels and commensurate increases in population. Funding for new Fire Department facilities has been approved through recent local approval of a bond measure. Other funding typically comes from the City's General Fund. Any and all facilities will be subject to CEQA review, with mitigation measure applied at the site-specific level to address impacts.	impact on fire protection and emergency services will be less than significant at the programmatic level.
Public Services – Police Services Development pursuant to Project policies and regulatory standards will result in the addition of up to 38,100 dwelling units and 39.6 million square feet of non-residential construction over the 20 year horizon of the General Plan. Due to the total projected population of 376,254 people at buildout of the Project, the Riverside Police Department (RPD) will need additional officers to serve the community. With the increase in population and new development, additional police services, and new or expanded facilities will be required to provide acceptable service levels. As portions of Riverside's sphere of influence are annexed to the City, demands upon the RPD will increase. Impact is potentially significant.	The following mitigation measures are required to mitigate any impacts associated with the construction of new police facilities needed to provide adequate police services in the future: PS-1 As part of the annual budgeting process, the City will assess the need for additional sworn and non-sworn police officers to provide protection services consistent with established City service levels and commensurate increases in population, and to provide adequate facilities to house those officers. Any and all facilities will be subject to CEQA review, with mitigation measure applied at the site-specific level to address impacts. PS-2 The City will review development proposals for sensitivity to Crime Prevention Through Environmental Design (CPTED) principles. Design features will be required that employ adequate lighting for public areas.	Less than significant. With adherence to and implementation of the General Plan policies relating to police services, City practices, and mitigation measures, the impact on police services will be less than significant at the programmatic level.
Impacts Considered but Found to Be Less Than Significant Section 15128 of State CEQA Guidelines		
Agricultural Resources Both the General Plan and the Zoning Code retain Agricultural land use designations; no land previously designated for agriculture has been redesignated for another use. The General Plan, Zoning Code and Subdivision Code have incorporated the provisions of Proposition R and Measure C. To prevent indirect impacts to agricultural areas, the Project includes objectives and policies intended to retain, protect and encourage agricultural use. The objectives	No mitigation is required at the programmatic level.	Less than significant.

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Summary of Environmental Impacts and Mitigation Measures

Potential Environmental Impact	Mitigation Measures	Level of Impact after Mitigation
<p>and policies listed in Section 5.2 enable the preservation and protection of agricultural land through assistance programs, development of agricultural zoning districts, transfer of development rights and leases to UCR, development of suitable buffers around agricultural uses to prevent incompatible land uses adjacent to agricultural uses and water subsidies. Impact is less than significant.</p>		
<p>Biological Resources</p> <p>To implement General Plan objectives and policies, the Zoning Code includes zoning districts that apply to large, publicly owned open space areas, such as Sycamore Canyon Park, to ensure preservation of these resources. The City's participation in the Western Riverside County MSHCP will also contribute to the protection of identified critical resource areas within the Planning Area.</p> <p>At a programmatic level, the objectives and policies described in Section 5.4 will reduce potentially significant impacts to biological resources below a level of significance. The impacts of individual development projects upon biological resources will be assessed on a project-by-project basis in accordance with CEQA provisions.</p>	<p>No mitigation is required at the programmatic level.</p>	<p>Less than significant.</p>
<p>Cultural and Paleontological Resources</p> <p>With adherence to and implementation of the goals and policies described in Section 5.5, and continued application of Title 20 of the City's Municipal Code, impact on cultural and paleontological resources will be less than significant at the programmatic level. The significance of impacts to cultural and paleontological resources resulting from specific future development projects will be determined on a project-by-project basis. If project-level impacts are identified, specific mitigation measures will be required per CEQA.</p>	<p>No mitigation is required at the programmatic level.</p>	<p>Less than significant.</p>

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Potential Environmental Impact	Mitigation Measures	Level of Impact after Mitigation
<p>Hazards and Hazardous Materials</p> <p>The current regulatory environment provides a high level of protection from the hazardous materials manufactured within, transported to and stored in industrial and educational facilities within the Project Area.</p> <p>The combined effect of Project policies and ongoing City practices will reduce programmatic level hazardous materials impacts to less than significant levels.</p> <p>Implementation of the project policies described in Section 5.7 and continuation of existing practices unrelated to the Project will reduce the potential impact of wildland fire hazards, air safety and emergency response to a less than significant level.</p>	No mitigation is required at the programmatic level.	Less than significant.
<p>Hydrology/Water Quality – Groundwater Resources</p> <p>According to the RPU Urban Water Master Plan (UWMP), projected domestic water demand is expected to increase from 77,626 acre-feet per year in 2000 to 94,886 acre-feet per year in 2020. The projected water demand (94,886 acre-feet) is well below the water supply anticipated to be available to the RPU in that year (128,600 acre-feet). The RPU and WMWD Urban Water Management Plans project that adequate water supplies will be available for the Planning Area through the year 2020. The Project does not anticipate significant future development of areas served by WMWD, thus water supply impacts will be less than less than significant.</p>	No mitigation is required at the programmatic level.	Less than significant.
<p>Hydrology/Water Quality – Inundation</p> <p>Project implementation will not place housing or other structures in a 100-year flood hazard area; in fact, the Project discourages development of sensitive facilities in these areas. In general, flood prone areas are designated for open space and recreational uses rather than sensitive facilities. The City will review all development proposals to assess if a project is proposed in a flood hazard area. Residents of the City will not be exposed to any significant risk involving flooding from dam or levee failure due to implementation of the Project, since the majority of the new development proposed by the 2004 General Plan will occur as infill growth outside of known flood hazard areas.</p>	No mitigation is required at the programmatic level.	Less than significant.

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Potential Environmental Impact	Mitigation Measures	Level of Impact after Mitigation
Land Use and Planning The Project will not physically divide an established community, conflict with conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the Project or conflict with any applicable habitat conservation plan or natural community conservation plan. Impact is less than significant.	No mitigation is required at the programmatic level.	Less than significant.
Mineral Resources Only one State-classified mineral resource zone (MRZ-2) area exists within the Planning Area. The three General Plan designations for the MRZ-2 land are: Open Space/Natural Resources, Public Parks and Public Facilities/Institutional. Both the Open Space/Natural Resource and Public Parks designations are fully compatible with the MRZ-2 area and no impact will result. Although the Pubic Facilities/Institutional designation is potentially incompatible with the MRZ-2 area according to the City's Municipal Code, specific sites for any public/semipublic uses on this site will be subject to discretionary approval. This land use designation is carried over from the City's 1994 General Plan; it is not a new feature of the Project. In any event, the surrounding area has been highly urbanized for nearly a century; further mining in this area is not considered reasonably foreseeable. In sum, the impact to mineral resources is considered less than significant.	No mitigation is required at the programmatic level.	Less than significant.

Table 2-1
Summary of Environmental Impacts and Mitigation Measures

Potential Environmental Impact	Mitigation Measures	Level of Impact after Mitigation
Noise – Airport/Land Use Compatibility The Project will comply with all associated airport plans and will not create interference with the operations of private airports in the Project area. In addition, compliance with the objectives and policies established by the proposed General Plan as well as the Airport Influence zone of the Zoning Code will reduce impacts to less than significant levels. Therefore, implementation of the Project will not result in significant impacts related to airport/land use compatibility.	No mitigation is required at the programmatic level.	Less than significant.
Population and Housing The General Plan encourages infill and revitalization of both vacant and underutilized sites within the Planning Area. Infill development on vacant sites would not displace residents and/or businesses; however, revitalization of underutilized sites could displace residents and businesses over time. Nevertheless, the displacement impact will not be significant because it will not necessitate the construction of replacement housing elsewhere; the Project does not propose revitalization of existing underutilized residential sites with exclusively non-residential uses. In other portions of the Planning Area, the General Plan proposes a mix of residential and non-residential uses on sites currently underutilized with exclusively non-residential uses. As noted by Policy LU-8.4, the Project encourages a mix of both residential and non-residential uses as a means of revitalizing many underutilized parcels and the General Plan includes three new Mixed-Use land use designations to implement this policy. At a programmatic level, the Project's displacement impact will be less than significant.	No mitigation is required at the programmatic level.	Less than significant.
Public Services – Education Compliance with existing State law mitigates impact to a level considered less than significant under CEQA.	No mitigation is required at the programmatic level.	Less than significant.

Table 2-1
Summary of Environmental Impacts and Mitigation Measures

Potential Environmental Impact	Mitigation Measures	Level of Impact after Mitigation
Recreation <p>In addition to preserving and expanding City-owned facilities, the Project includes policies intended to create and improve nearby County and regional recreational facilities, such that park and recreational opportunities are expanded.</p> <p>Collectively, the combination of Project features, City standards and practices, the use of large open space areas for recreational facilities, and the proximity of County park and recreational facilities will provide ample recreational opportunities for Riverside residents such that Project related population growth will lead to increases in park usage, but not foreseeable intense use that significant deterioration can be anticipated. Impact is less than significant.</p>	No mitigation is required at the programmatic level.	Less than significant.
Utilities and Service Systems – Drainage Systems <p>With adherence to and implementation of the above-listed General Plan objectives and policies, along with continued adherence to the above noted standards and practices, impact on storm drainage facilities will be less than significant at the programmatic level.</p> <p>The specific environmental impact of constructing any storm water and drainage facilities cannot be determined at this programmatic level of analysis because no specific development projects are proposed; however, all development pursuant to the Project, including storm water and drainage facilities, may result in potentially significant impacts that will be evaluated and addressed on a case-by-case basis if and when specific projects are proposed.</p>	No mitigation is required at the programmatic level.	Less than significant.
Utilities and Service Systems – Wastewater Service <p>With existing and projected demand within the Planning Area, the Riverside Regional Water Quality Treatment Plant would have a remaining capacity of 9 mgd at buildout of Project uses. Operators of the treatment plan estimate that Plant capacity is sufficient to serve the City's wastewater service needs through 2025.</p>	No mitigation is required at the programmatic level.	Less than significant.
Utilities and Service Systems – Energy <p>Development consistent with the Project may require improvements to energy production, transmission and distribution facilities. Utility providers are expected to ensure adequate production, transmission and distribution facilities as growth occurs.</p>	No mitigation is required at the programmatic level.	Less than significant.

Table 2-1
Summary of Environmental Impacts and Mitigation Measures

Potential Environmental Impact	Mitigation Measures	Level of Impact after Mitigation
Utilities and Service Systems – Solid Waste The Planning Area is served by regional landfills with sufficient capacity to meet the City's long-term solid waste disposal needs; therefore, the impact to regional landfills is less than significant. Continued support of the many ongoing waste reduction and recycling programs, as well as adherence to and implantation of the above listed policies and practices will ensure that impacts related to the City's continued compliance with PRC section 41780 will be less than significant.	No mitigation is required at the programmatic level.	Less than significant.
Utilities and Service Systems – Telecommunications Infrastructure With adherence to and implementation of the Project policies and practices, the impact to telecommunications infrastructure will be less than significant at the programmatic level. The specific environmental impact of constructing telecommunications infrastructure cannot be determined at this programmatic level of analysis because no specific projects are proposed; however, like the development of other uses consistent with the Project, development and operation of public facilities, including telecommunications infrastructure, may result in potentially significant impacts that will be evaluated and addressed on a case-by-case basis when specific projects are proposed.	No mitigation is required at the programmatic level.	Less than significant.

- Public Services – Fire Protection and Emergency Services
- Recreation

Potential Areas of Controversy

The State CEQA Guidelines require that potential areas of controversy be identified in the Executive Summary. Potential areas of controversy include:

- Traffic impacts
- Noise impacts resulting from increased traffic associated with regional traffic growth

Alternatives to the Proposed Project

The alternatives evaluated during the analysis of the proposed project include:

- No Project
- Reduced Growth
- Greater Density Along “L” Corridor

These alternatives are discussed in **Section 7.0** of this document.